

MEYER PROPERTIES

4320 VON KARMAN AVENUE • NEWPORT BEACH, CALIFORNIA 92660
(949) 862-0500 • FAX (949) 862-0515

Via E-Mail

February 7, 2013

Michael Toerge, Chairman
Bradley Hillgren, Vice Chairman
Fred Ameri, Secretary
Tim Brown, Commissioner
Kory Kramer, Commissioner
Jay Myer, Commissioner
Larry Tucker, Commissioner
City of Newport Beach Planning Commission
3300 Newport Blvd.
Newport Beach, CA 92663

Re: Uptown Newport Project

Dear Commissioners:

We the undersigned wish to take this opportunity to thank you for hearing many of our concerns during the hearing on December 20th, and to further communicate the areas where we feel additional consideration is needed.

These areas of concern are as follows:

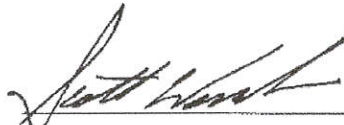
1. Retail- a minimum of 6,000sf of food service with one sit-down restaurant should be provided to serve the new residential community as well as the existing business community.
2. Building Setbacks – a minimum of 35' from the Koll Center Newport and Courthouse Plaza property lines, subject to shade/shadow study to confirm impact from the Uptown structures will be minimal.
(The Jamboree setback is 35' and there are no building occupants on that boundary)
3. Building Height – a maximum of 55' for structures closest to the KCN and CP property lines, again subject to a shade/shadow study to confirm impact from the Uptown structures will be minimal.
4. Building Massing – buildings closest to the KCN and CP property lines should have articulation and none should be longer than the 4340 and 4350 Von Karman buildings.

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5. Vehicular Access – should be limited to emergency vehicles only.
6. Parks – 2 acres of parkland seems very low by any standard and particularly due to the isolated nature of the site. Parking should be provided adjacent to all parks.
7. Pedestrian Access – if a Reserve Fund is established by the developer or the city, 2 connections will be acceptable. If no reserve fund is established, no access is acceptable.
8. Affordable Units - eliminate low and very low income affordable units or limit them to seniors

Sincerely:

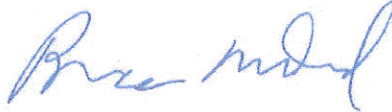
Canopi LLC


Scott Wessler, Vice President

Cornerstone Advisors

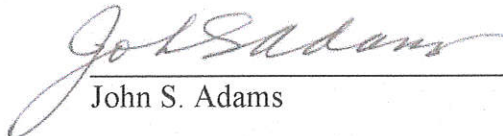

Sandy Throop, Vice President

Dexus Property Group



Bruce McDonald, Managing Director


Bryan Bentrott, Managing Director

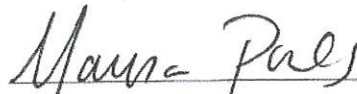
**Courthouse Plaza Association/
John S. Adams & Associates, Inc.**


John S. Adams

Meyer Properties

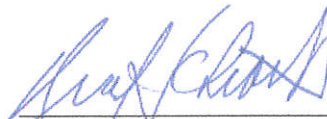

James B. Hasty, Sr. Vice President

Olen Properties


Marisa D. Poulos
Associate Counsel

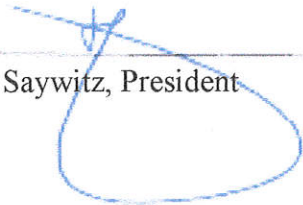
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The PRES Companies



Brad Schroth, President

The Saywitz Company



Barry Saywitz, President